

MAYFLOWER SQUARE SECTION I—MINUTES FOR BOARD OF DIRECTORS MEETING, SEPT. 15, 2022

PRESENT: President Gina Toretta, Vice President Brook Hailemariam, Treasurer Cheryl Ferruffino, Secretary Miles Moore, GHA Community Representative Shahinda Suliman.

The meeting was called to order at 7:04 p.m. The board agreed to approve the August minutes via email.

FINANCIALS: The board reported \$14,121.85 in the operating account, \$1,176,728.30 in the replacement reserve account, and \$207,241.51 in delinquent accounts owed to the association.

NEW AND UNFINISHED BUSINESS:

- **LAUNDRY MACHINE UPGRADE:** The board has selected Scheffres Laundry to be its new laundry vendor and perform the upgrade to washers and dryers that use card readers. Shahinda Suliman said Scheffres will soon schedule an installation date for the new equipment; the date will probably be in mid-November. Gina Toretta is to sign and return the agreement. Shahinda said Scheffres will distribute informational packets to the community regarding the operation of the new laundry system about a month before installation.
- **WATER INTRUSION IN 5908 AND 5912 MAYFLOWER:** Shahinda Suliman said GHA has reached out to four roofing companies to inspect all the gutters in the community and recommend measures to repair current water damage and prevent future damage. The board previously approved an inspection by NV Roofing at a price of \$1,290. That work has been completed.
- **FLOODING IN 412 N. ARMISTEAD LAUNDRY ROOM:** Jeffrey at 412 N. Armistead said a backup in the water lines in the building's laundry room caused a flood with 1-3 inches of water. When the water receded, he said, feces and urine were left behind. Jeffrey said he called the GHA emergency line but received no response. Shahinda Suliman said she had not been informed of Jeffrey's call, but added that plumbers had gotten access to that laundry room and determined the leak was coming from an upper unit, either 101 or 102. She is awaiting a report on the leak.
- **OTHER PROJECTS TO REPAIR WATER DAMAGE:** Shahinda Suliman detailed several water damage issues in the community. She said there is water leaking from 5932 Mayflower down to the front door area of 5930 Mayflower; that 5932 and 5930 need to be inspected, as does 5914; that 5912 Mayflower shows evidence of water seeping from above; and that water is accumulating by the rear wall at 5908 Mayflower. The board also discussed the ongoing project to remediate leaks from 5911 Mayflower to 5907. Cheryl Ferruffino asked if the contracting company is competent to repair both the plumbing and masonry.
- **RETAINING WALLS:** Shahinda Suliman summarized the findings from the study performed by Desman. Desman found that of the 17 retaining walls on the property, four showed signs of

bowing—at 5906, 5913, 5918 and 5936 Mayflower. Desman recommended temporary supports to these walls until they can be repaired permanently. Two more walls—at 5915 Mayflower and a side entrance next to 5915—showed signs of spalling, breaking the adjacent masonry. Desman found the bowing walls to be only 8” thick and in need of total reconstruction. Shahinda said RCFIELD and Associates has submitted a \$25,000 proposal to perform a boundary and topographic survey lasting 8-10 weeks that would form the foundation of the design work to be performed. Cheryl Ferrufino asked what RCFIELD that Desman would do has not already done, and whether Desman could do whatever additional work needed to be done.

- TRENCH DRAIN AT 5913 MAYFLOWER #T4: Shahinda Suliman said the work has been completed.
- WMS REPAIR LIST: Brook Hailemariam said residents were complaining about a recently replaced outdoor light that they said was too bright. Cheryl Ferrufino asked if it could be adjusted; Shahinda Suliman said it had to be replaced. Cheryl then asked if we would have to pay for WMS redoing work already performed. Shahinda said she would ask them about that.
- CLUBHOUSE REPAIRS: Shahinda Suliman said All Plumbing has replaced the clubhouse shower fixtures. A walk-through was scheduled for Sept. 19 at noon.
- TRASH REMOVAL: Shahinda Suliman said GHA has received two proposals for a new trash removal contract, from Republic Service and Patriot Removal, and was waiting for a third proposal from Trash Away. Cheryl Ferrufino noted that the community cannot afford to pay two trash disposal companies at once and asked if there was any way to get out of the current American Disposal contract before its scheduled end. Shahinda said the best she could do was to ask American Disposal for a reduction in rates for the final month of the contract. She noted that at least two other communities want out of their contracts with American Disposal, and said she suspected they would either go out of business or face lawsuits. She said she would talk to Rees Broome, the association’s law firm, if American Disposal will not budge on its contract.
- TREE TRIMMING AND DEAD TREE REMOVAL: Shahinda Suliman said the project has been completed.
- CONDENSATE LINE CLEANING: All Plumbing has canceled the project until further notice, according to Shahinda Suliman. She said the company wants to perform the work in tiers, meaning that it wants access to all floors at once. It also asked if it could gain access to units via the balconies, using ladders. Resident Bob Michaelson suggested suspending the program until next spring, a proposal in which Miles Moore concurred.

OPEN FORUM:

- Kari Petersen asked if there were any movement to control the proliferation of rodents. Shahinda said she had sent out proposals, but no one had responded yet.
- Cheryl Emerson said that two days a week are insufficient for trash pickup. She said we need three. She also mentioned the problem of bulk trash—i.e. people leaving furniture, carpets, tires, etc., that the trash company will not haul away. Shahinda said she has had complaints about people from the buildings across the street leaving their bulk trash at our dumpsters, or even driving from other neighborhoods to leave it.
- Jeffrey of 418 N. Armistead complained of vagrants sleeping in the stairwells in his building. Shahinda told of the efforts to install security doors in the community, but added that the proposals so far have been very expensive, the least expensive being Baldino's bid of \$60,000+.
- Demeen Payne of 5913 Mayflower #204 complained about the derelict stove left outside 5915. Shahinda Suliman said she had sent a violation letter to the unit owner responsible for the stove.
- Bob Michaelson complained about the irrigation system near his unit, which he said has malfunctioned for years, and the faded parking signs in the lot near his building. In answer to his query about balcony upgrades, Cheryl Ferrufino said that project will resume sometime soon.
- Isabel at 418 Quantrell said the bulidng's laundry room door was broken.
- Mari at 5913 Mayflower complained that she cannot find parking places when she returns home late at night. Cheryl Ferrufino said the board plans to issue new parking passes soon.

The general session adjourned at 9:07 p.m. and the executive session was called to order at that time. The executive session adjourned at 10:19 p.m.

Respectfully submitted,

Miles Moore
Board Secretary